

PB# 98-10

NW PARTNERS LP

LOT LINE CHANGE

65-2-16.21, 16.22 & 25

N.W. Partners & V.G. Fire Co.
Rt. 32 (Hildreth)

98 - 10

Approved 5/20/98

© Wilson Jones, 1989

DATE April 20, 1998 **RECEIPT** 297652

RECEIVED FROM Barry B. Lerner / Kenneth Segel

Address _____

Fifty and 00/100 DOLLARS \$ 50.00

FOR Property Escrow #98-10

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#00105
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

BY Town Clerk

© Wilson Jones, 1989

DATE April 17, 1998 **RECEIPT** NUMBER 98-10

RECEIVED FROM Barry B. Lerner / Kenneth Segel

Address 582 New London Rd. - Latham, N.Y. 12110

Four Hundred 00/100 DOLLARS \$ 400.00

FOR L.L. Change Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	400 -	CASH	
AMOUNT PAID	400 -	CHECK	#00156
BALANCE DUE	- 0 -	MONEY ORDER	

BY Myra Maam, Secretary

© Wilson Jones, 1989

DATE May 7, 1998 **RECEIPT** 297703

RECEIVED FROM Barry B. Lerner / Kenneth Segel

Address _____

One Hundred 00/100 DOLLARS \$ 100.00

FOR P.B. #98-10

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	CE #00160
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY Town Clerk

Dorothy W. Hansen

Wilson Jones

© Wilson Jones, 1989

BALANCE			CHECK	50.00
AMOUNT PAID				
BALANCE DUE			MONEY ORDER	

BY

Dorothy H. Hansen

Wilson Jones - Carbonless - 51654-NCR Duplicate - 51657-MCL Tripartite

© Wilson Jones, 1989

DATE April 17, 1998 RECEIPT 98-10
RECEIVED FROM Barry B. Larner / Kenneth Segel
Address 582 New Loudon Rd. - Latham, N.Y. 12110
Four Hundred 00/100 DOLLARS \$400.00
FOR L.L. Change Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	400 -	CASH	
AMOUNT PAID	400 -	CHECK	#00156
BALANCE DUE	- 0 -	MONEY ORDER	

BY

Mypal Masam, Secretary

Wilson Jones - Carbonless - 51654-NCR Duplicate - 51657-MCL Tripartite

© Wilson Jones, 1989

DATE May 7, 1998 RECEIPT 297703
RECEIVED FROM Barry B. Larner / Kenneth Segel
Address _____
One Hundred 00/100 DOLLARS \$100.00
FOR PB # 98-10

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	CR # 00160
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY

Town Clerk

Dorothy H. Hansen

Eng fee 83.40

Map Number 103-98 City []
Section 65 Block 2 Lot 16.21 Town [] Village [] New Windsor

Title: NW Paylmer's LP + heirs
Grove Fuel Co. Inc.

Dated: 4-7-98 Filed: 6-12-98

Approved by Edward Shent.

on 5-20-98

Record Owner Grove Fuel Co. Inc.

+ Charles + Rose DONNA L. BENSON
Orange County Clerk

* lot line Chg. (1 sheet)

NEW WINDSOR PARTNERS, L.P. & VAILS GATE FIRE COMPANY
LOT LINE CHANGE AMENDED (98-10)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: We're back to the lot line change amendment, this one is in where, what location?

MR. SHAW: This is the lot line change between what's known as Windsor Farms and the Vails Gate Fire Company. This was a lot line change plan which this board approved probably about four months ago. With the conveyance of the land from the fire company to Windsor Farms site, which is the lands of Charles Daidone, that allowed the development of the potential development of a retail building which is another subject before you tonight which we'll get to later. That board approved the lot line change. In the development of the site plan for that retail building, the issue of the stream which flows across Windsor Highway under the building that is on Windsor Farms and exits through the rear of the building came under review by the Army Corps of Engineers. Basically their position was you could culvert the stream as it runs underneath the building but once it penetrates the rear of the building, the stream had to remain undisturbed. What that means is that a retaining wall had to be placed around the stream fill, placed behind the wall and the building moved towards the Five Corners. With the building moving towards Five Corners, there was more land that was now needed from the Vails Gate Fire Company. This application brings that additional piece of land back to this board for reapproval. So while this board did approve a lot line change for a portion of the land from the fire company to Charles Daidone, this application now takes another sliver of land from the fire company and will transfer it to Daidone.

MR. PETRO: Why such an odd shaped, I know you're taking the land that you need, why not bring the line straight across?

MR. SHAW: Because there was certain features of the site that was important to the fire company, with

respect to the proximity of that portion of land that was going to be given to the pavilion, they did not want to give any more than they really had to so therefore, we took only the bear minimum.

MR. PETRO: You're happy that they accommodated you?

MR. SHAW: Very much.

MR. PETRO: Mark, you see anything outstanding as far as setbacks, grading, any potential zoning problems with additional lands being granted in this manner?

MR. EDSALL: No, it's fine as they are presenting it tonight.

MR. PETRO: Okay, we have highway approval on 4/22/98 and we also have the fire approval 4/21/98 which was the originals. What I would like to do, even though we have been keeping everything the same, why don't we go through the process, being this is one applicant, so declare ourselves lead agency.

MR. ARGENIO: I make that motion.

MR. EDSALL: I think this is a similar case, you have already done SEQRA and as long as you all agree that your previous determination is still valid, you can leave it at that, I would say, you're already lead agency, you can, as long as you all agree that there's no impact on your previous SEQRA decision, you would just approve the amendment.

MR. PETRO: All right. Withdraw that, Jerry.

MR. ARGENIO: Withdraw.

MR. PETRO: I guess I gave out bad instruction, okay, motion to approve.

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the

October 14, 1998

17

New Windsor Planning Board grant final approval to the New Windsor Partners Vails Gate Fire Company lot line change. Once again, I want to remind the minutes to look back at what Mark just said, that's the reason why we're going directly to a final approval.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhempa@ptd.net



REVIEW NAME: NW PARTNERS AND VAILS GATE FIRE COMPANY
LOT LINE CHANGE
PROJECT LOCATION: NYS ROUTES 32 AND 94
SECTION 65 - BLOCK 2 - LOTS 16.21, 16.22 AND 25
PROJECT NUMBER: 98-10
DATE: 14 OCTOBER 1998
DESCRIPTION: THIS IS A CORRECTION/AMENDMENT PLAN FOR THE
PREVIOUSLY APPROVED LOT LINE CHANGE.

1. The lot line change was originally approved by the Planning Board on 22 April 1998. It has been determined that a correction/amendment is required to this lot line change and this latest submitted plan is provided for that purpose. The lot line change will provide an additional 4,224 square feet to the NW Partners property.

The Vails Gate Fire Company, Inc. property remains in compliance with the bulk requirements following this latest lot line change as proposed.

I believe the previous SEQRA determination of the Planning Board remains valid, and see no reason why the Planning Board could not approve this corrected/amended lot line change plan.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer

MJEsh

A:.nwpart.sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/07/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/98	REC. CK. #00156	PAID		400.00	
04/22/98	P.B. ATTY. FEE	CHG	35.00		
04/22/98	P.B. MINUTES	CHG	18.00		
05/12/98	P.B. ENGINEER FEE	CHG	83.40		
05/20/98	RET. TO APPLICANT	CHG	263.60		
10/14/98	P.B. MINUTES - REOPENED	CHG	13.50		
11/10/98	P.B. ENGINEER	CHG	66.50		
12/07/98	ADDITIONAL ESCROW - AMENDME	PAID		80.00	
		TOTAL:	480.00	480.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/20/98	PLANS STAMPED	APPROVED
04/22/98	P.B. APPEARANCE	LA:ND W/PH APPROVED
04/15/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/17/98	MUNICIPAL HIGHWAY	04/22/98	APPROVED
ORIG	04/17/98	MUNICIPAL WATER	04/21/98	APPROVED
ORIG	04/17/98	MUNICIPAL SEWER	/ /	
ORIG	04/17/98	MUNICIPAL FIRE	04/21/98	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/22/98	L.L. CHG APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-10

NAME: NW PARTNERS L.P. & VAILS GATE FIRE COMPANY INC.
APPLICANT: NW PARTNERS, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/98	REC. CK. #00156	PAID		400.00	
04/22/98	P.B. ATTY. FEE	CHG	35.00		
04/22/98	P.B. MINUTES	CHG	18.00		
05/12/98	P.B. ENGINEER FEE	CHG	83.40		
05/20/98	RET. TO APPLICANT	CHG	263.60		
		TOTAL:	<u>400.00</u>	<u>400.00</u>	<u>0.00</u>



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

APR 20 1998

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 10

DATE PLAN RECEIVED: RECEIVED APR 17 1998

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 4/22/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

AS OF: 05/08/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-58

NEW WINDSOR PLANNING BOARD (Chargeable To Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 10

FOR WORK DONE PRIOR TO: 05/08/98

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
98-10	151009	04/15/98	TIME	JCI	WS NEW PARTNERS CP	50.00	0.60	30.00			
98-10	150274	04/22/98	TIME	MJE	MM VSD L/L APPD	75.00	0.10	7.50			
98-10	150388	04/22/98	TIME	MCK	CI NW PARTNERS RVW COMM	28.00	0.30	8.40			
98-10	150755	04/22/98	TIME	MJH	MC NW/VGFD 1/1	75.00	0.50	37.50			
TASK TOTAL								83.40	0.00	0.00	83.40
GRAND TOTAL								83.40	0.00	0.00	83.40

TOTAL P.03

RESULTS OF T.B. MEETING OF: April 22, 1998

PROJECT: NW Partners And V 6 fire **P.B.#** 98-10

P.B.# 98-10

NEGATIVE DEC:

M) 5 S) 0 VOTE: A 5 NO 0

CARRIED: YES ☒ NO ☐

M) 5 S) 0 VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) 5 S) 0 VOTE: A 5 N 0 WAIVED: Y ✓ N

SCHEDULE P.H. Y___N___

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S S) A VOTE: A 5 N 0 APPROVED: 4/22/98

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net



REVIEW NAME: NW PARTNERS AND VAILS GATE FIRE COMPANY
LOT LINE CHANGE

PROJECT LOCATION: NYS ROUTES 32 AND 94
SECTION 65-BLOCK 2-LOTS 16.21, 16.22 AND 25

PROJECT NUMBER: 98-10

DATE: 22 APRIL 1998

DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE CHANGE
BETWEEN LOTS 16.21 AND 25, FOLLOWED BY THE
DISSOLUTION OF THE LOT LINE BETWEEN 16.21 AND
16.22.

1. The proposed lot line change creates no non-conformities and, in fact, eliminates an existing encroachment from Lot 16.21 onto Lot 25. In addition, the creation of a single lot off Route 32 is preferable since same would provide greater ability to address site plan issues with the development of the overall lot.
2. Overall, I believe the application has a positive effect on the current conditions and future development and would recommend favorable consideration by the Board.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision (in form of lot line change)**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

A:NWPART.mk

REGULAR ITEMS:

NEW WINDSOR PARTNERS L.P. & VAILS GATE FIRE CO. LOT
LINE CHANGE (98-10) ROUTE 32

Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: This is piece of property which involves Vails Gate Fire Department and the Daidone Greenhouse on 32, I want to open up a little map here.

MR. LANDER: This is Station 1?

MR. HILDRETH: Route 94, I don't know what number it is.

MR. BABCOCK: Station 1, should know that.

MR. HILDRETH: I'm not a fireman.

MR. PETRO: Show us what you want to do here.

MR. HILDRETH: This piece of property Daidone's Greenhouse fronts on 32, Daidone owns two tax lots, this is a fairly busy plan, but it's not too difficult, the dotted lines outline the two Daidone tax lots and of course the long one is the firehouse property. This lot line change is between the firehouse which fronts on Route 94 mostly in an R-4 zone and the westerly Daidone tax lot which is tax lot 16.21. What they are doing is they are taking almost 20,000 square feet of the firehouse property and attaching it to that tax lot. Leaves a balance of 2.3 acres and some change for the firehouse and then the reconfigured tax lot 16.21 and the other piece that is owned by Daidone will be 1.79 acres.

MR. PETRO: That's nice of the firehouse to donate that land.

MR. LANDER: The beginning again where is the lot line now this dashed line?

MR. HILDRETH: Follow the dashed lines. And I have

outlined in yellow the piece that is going to be flip flopped, so the existing tax parcels are 16.21 here, 16.22 over here. Once the lot line change takes place, the entire property is going to be around here, there is still plenty of setback to the firehouse property, the closest structure, the pavilion is going to be over a hundred feet away.

MR. LUCAS: Where is the training?

MR. HILDRETH: I'm not too sure. I have shown all the structures. Is that this concrete block building?

MR. LUCAS: No.

MR. HILDRETH: Oh, the firehouse also owns a piece to the east, all right, it must be over there behind the church.

MR. LANDER: Yes.

MR. PETRO: According to Mark's comments, you're actually eliminating a non-conformity?

MR. HILDRETH: Well, yeah, they have a bunch of greenhouses and whatnot and there currently exists something like a dollar a year agreement between the firehouse and Daidone knew about this to take care of that, the lot line change would eliminate that.

MR. LANDER: Hasn't this been sold?

MR. HILDRETH: No, it's under contract, nothing's been sold yet.

MR. PETRO: Number 3.

MR. STENT: Motion we declare lead agency.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. STENT: I don't see any reason for a public hearing.

MR. PETRO: Nothing's changing.

MR. ARGENIO: Just ownership of the property.

MR. PETRO: Is that a motion?

MR. STENT: Make a motion we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the New Windsor Partners & Vails Gate Fire Co. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LUCAS: Motion to declare negative dec.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for New Windsor Partners and Vails

April 22, 1998

17

Gate Fire Company. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. STENT: I make a motion we approve the lot line change for New Windsor Partners.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give final approval to the New Windsor Partners Vails Gate Fire company lot line change on Route 32 and 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 10

DATE PLAN RECEIVED: RECEIVED APR 17 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Vails Gate Fire Co, _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Notif. water dept. for make-out

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D.D. 4-21-98
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: April 21, 1998

SUBJECT: N.W. Partners, LP &
Vails Gate Fire Company, Inc.

Planning Board Reference Number: PB-98-10

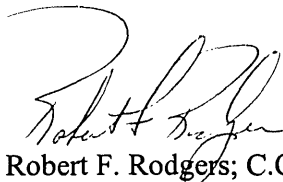
Dated: 17 April 1998

Fire Prevention Reference Number: FPS-98-017

A review of the above referenced subject lot line change was conducted on
20 April 1998.

This lot line change is acceptable.

Plans Dated: 7 April 1998.



Robert F. Rodgers; C.C.A.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 65 Block 2 Lot 25
65 2 16.21
65 2 16.22

- Name of Project NW PARTNERS L.P. & VAILS GATE FIRE COMPANY, INC. LOT LINE CHANGE
TAX LOTS 16.21 & 16.22 CHARLES & ROSE DAIDONE 562-6957
- Owner of Record TAX LOT 25 VAILS GATE FIRE COMPANY, INC. 561-9729
432 TEMPLE HILL ROAD NEW WINDSOR NY 12553
Address ROUTE 94 VAILS GATE N.Y. 12584
(Street Name & Number) (Post Office) (State) (Zip)
- Name of Applicant NW PARTNERS, L.P. Phone 518-783-5871
Address 582 NEW LOUDON ROAD LATHAM N.Y. 12110
(Street Name & Number) (Post Office) (State) (Zip)
- Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)
- Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
- Person to be notified to appear at Planning Board meeting:
BILL HILDRETH 562-8667
(Name) (Phone)
- Project Location:
On the EAST side of ROUTE 32 400 feet
(Direction) (Street) (No.)
NORTH of OLD TEMPLE HILL ROAD
(Direction) (Street)
- Project Data: Acreage 1.79 Zone CjR4 School Dist. NCSD

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) TRANSFER OF 19,933 S.F.
FROM VAILS GATE FIRE CO. (TAX LOTS) TO DAIDONE (TAX LOT 16.21)

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

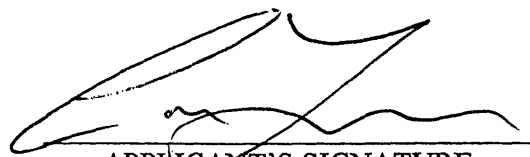
SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

10 DAY OF April 1998



APPLICANT'S SIGNATURE

Rose M. Daidone
NOTARY PUBLIC
Notary Public, State of New York
Qualified in Orange County
4975705
Commission Expires December 17, 1999

Eric M. Lerner
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED APR 17 1998
DATE APPLICATION RECEIVED

98 - 10
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

CHARLES & ROSE DAIDONE, deposes and says that he resides
(OWNER)

at 432 TEMPLE HILL ROAD NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 65 Block 2 Lot 16.21)
designation number (Sec. 65 Block 2 Lot 16.22) which is the premises described in

the foregoing application and that he authorizes:

N W PARTNERS, L.P. 582 NEW LONDON RD. LATHAM N.Y. 12110
(Applicant Name & Address, if different from owner)

GREVAS & HILDRETH, L.S., P.C. 33 QUASSACK AVENUE NEW WINDSOR N.Y. 12553
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4-10-98

Barbara McWally
Witness' Signature

Charles Daidone
Owner's Signature

[Signature]
Applicant's Signature if different than owner

William B. Hildreth
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED APR 17 1998

98 - 10

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

SIDNEY WEINHEIM, deposes and says that he resides
(OWNER)

at 5 CROMMER HEIGHTS DRIVE, NEWBURGH in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK ^{a trustee} and that he ~~is the owner~~ of property tax map

(Sec. 65 Block 2 Lot 25)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

NW PARTNERS, L.P. 582 NEW LOUDON RD. LATHAM, N.Y. 12110
(Applicant Name & Address, if different from owner)

GREVAS & HEDRETH, L.S., P.C. 33 QUASSACK AVENUE NEW WINDSOR, N.Y. 12553
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/12/98

Christine McNally
Witness' Signature

Sidney Weinheim TRUSTEE
Owner's Signature & TITLE

[Signature]
Applicant's Signature if different than owner

William B. Hedreth
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED APR 17 1998

98 - 10

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section, Block & Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North arrow.
10. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. ✓ Surveyor's certificate.
12. ✓ Surveyor's seal and signature.
13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. ✓ Include existing or proposed easements.
20. ✓ Right-of-way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. N/A Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

RECEIVED APR 17 1998

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: William B. Wilder 4/7/98
Licensed Professional Date

RECEIVED APR 17 1998

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>N W PARTNERS, L.P.</i>	2. PROJECT NAME <i>N W PROPERTIES, L.P. AND VAILS GATE FIRE COMPANY, INC. LOT LINE CHANGE</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>TOWN OF NEW WINDSOR TAX MAP SECTION 65 BLOCK 2 LOTS 16.21 & 16.22 AND SECTION 65 BLOCK 2 LOT 25</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TRANSFER OF 19,933 S.F. FROM VAILS GATE FIRE CO. (TAX LOT 25) TO TAX LOT 16.21</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>4.12</i> acres Ultimately <i>4.12</i> acres <i>(TOTAL OF 3 TAX LOTS)</i>	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <i>4/7/98</i>
Signature: <i>William B. Hildner, L.S., PREPARER</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED APR 17 1998

98 - 10

PART II—ENVIRONMENTAL ASSESSMENT (to be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: 	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: 	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: 	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: 	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. 	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. 	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from responsible officer) _____

Date

REC'D BY
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildner, U.S.

98 - 10

RECEIVED APR 17 1990

PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, **complete as a package**, to make application to appear before the Planning Board:

- | | <u>CHECK OFF</u> |
|--|-------------------------|
| 1. Completed Page 1 and 2 of Application form. | <u>✓</u> |
| 2. Agricultural Data Statement (If you answer "yes" to #9 on application) | <u>N/A</u> |
| 3. Applicant/Owner Proxy Statement (<u>MUST HAVE</u>). | <u>✓</u> |
| 4. Applicable completed "Check List" for subdivision/L.L. Chg. or Site Plan | <u>✓</u> |
| 5. Short Form EAF (Unless instructed to prepare long form). | <u>✓</u> |
| 6. Flood Hazard Area Development Application. | <u>N/A</u> |
| 7. SEPARATE CHECKS AS FOLLOWS: (Choose appropriate category for your project) | |

SITE PLANS: (INCLUDING SPECIAL PERMIT)

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$100.00 _____

Escrow (\$750.00 - \$2,000.00) amount set at workshop \$ _____
(Additional escrow due for multi-family dwellings)

SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....\$ 50.00 _____

Application Fee...(major subdivision only).....\$100.00 _____

Escrow:

Residential: \$150.00 for first 4 lots
\$ 75.00 for each additional lot - Total:\$ _____

Commercial: \$ 400.00 for first 4 lots
\$ 200.00 for each additional lot - Total:\$ _____

LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....\$50.00 ✓

Escrow...(\$150.00 - \$400.00) amount set at workshop.....\$ 400.00 ✓

***PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF
PLANNING BOARD REVIEW.***

RECEIVED APR 17 1998

98 - 10